

LET PROPERTY PACK

INVESTMENT INFORMATION

Ruskin Avenue ,Wigan, WN3

221986005











Property Description

Our latest listing is in Ruskin Avenue ,Wigan, WN3

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 6.5% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...







Ruskin Avenue ,Wigan, WN3



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £950

221986005

Lounge









Kitchen







Bedrooms









Bathroom







Exterior









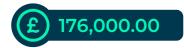
Initial Outlay





Figures based on assumed purchase price of £176,000.00 and borrowing of £132,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£44,000.00**

SDLT Charge £9,820

Legal Fees £1,000.00

Total Investment £54,820.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Returns Based on Rental Income	£950
Mortgage Payments on £132,000.00 @ 5%	£550.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£95.00
Total Monthly Costs	£660.00
Monthly Net Income	£290.00
Annual Net Income	£3,480.00
Net Return	6.35%

Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income

£1,580.00

Adjusted To

Net Return

2.88%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£840.00

Adjusted To

Net Return

1.53%

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £170,000.



3 bedroom semi-detached house for sale

+ Add to report

Haddon Road, Goose Green, Wigan, WN3

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Oct 2020 to 5 Mar 2021 (136 days) by Purplebricks, covering the North West





Bentinck Street, Wigan, WN3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Aug 2025 by Breakey & Co, Wigan

3 bedroom semi-detached house for sale

£170,000

+ Add to repo

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

3 bedroom semi-detached house

+ Add to report

Ruskin Avenue, Goose Green, WN3 5LS

NO LONGER ADVERTISED



Marketed from 14 Feb 2025 to 28 Mar 2025 (42 days) by Regan & Hallworth, Standish



£950 pcm

3 bedroom terraced house

+ Add to report

Wigan, Wigan, WN3

NO LONGER ADVERTISED

Marketed from 23 May 2025 to 28 May 2025 (4 days) by OpenRent, London

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





Interested in this property investment?

Call us on **0141 478 0985**



Ruskin Avenue ,Wigan, WN3



Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.